

1. Discussion Objective:

Work Session Date: May 7, 2012

- Review of the \$455,000 Division of Cultural Affairs Grant as recently approved by our Governor.
- Review for future action the observation/fishing pier at the Mound House.
- Review for future action the development of an off-site parking lot at 216 Connecticut Street to service the Mound House visitors.
- Update of the proposed schedule for renovation of the Mound House.

2. Submitter of Information:

☐ Council
☒ Town Staff
☐ Town Attorney

3. Estimated Time for this item:





1 ½ hours

5. Background:

The Mound House is a 2.77 acre bay front park, master planned to highlight an archeological significant Calusa shell mound and historic home. The recreational opportunities at the Mound House include: native and historic vegetation; accessible pathways; kayak ramp; boat access; picnicking; and a proposed fishing/observation pier. The Mound House property offers one of the most beautiful views of the Great Calusa Blueway. The Town Council adopted a Management Plan in 2000. The Town Council has requested information about the status of current projects and an outline of the remaining projects.

Attachments:

- A. Overview from Patti Evans, Parks and Recreation Director
- B. Mound House Project spreadsheet
- C. Fishing/observation pier drawing
- D. 216 Connecticut Street approved conceptual drawing
- E. Mound House parking - Walter Fluegel, Community Development Director
- F. CELCAB response

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Parks & Recreation Director	Town Clerk
						

Memo

To: Terry Stewart, Town Manager

From: Patti Evans, Parks and Recreation Director *Patti Evans*

Date: April 26, 2012

Re: Work Session Review of Mound House

Grants and Donations

Numerous grants have funded specific components of the development of the Mound House property. I have attached a spreadsheet describing funding agencies, project descriptions and projected timelines. Funding agencies and awards include:

- Department of Cultural Affairs -1st & 2nd floor improvements, fabrication/installation of interpretive exhibits, wall panels, kiosks, artifact cases, tactile puzzles, audio components, photo archive (\$445,000).
- Tourist Development Council - *Landscape Restoration and Park Improvements I* - day-to-day maintenance of the shoreline, personnel, preventative maintenance and contractual services (\$264,408). **completed**
- Tourist Development Council - *Landscape Restoration and Park Improvements II* – major shoreline restoration including native and historical vegetation, path networks, fishing/observation pier and other park enhancements (\$726,405).
- Florida Humanities Council- mural & interpretive panels (\$22,637).
- West Coast Inland Navigation District- kayak shed & equipment (\$65,000).

Similarly, donations have been received from various individuals and organizations. *Friends of the Mound House* lead fundraising efforts contributing toward the landscape lighting.

Project Updates

- 1) Fishing/Observation Pier: A conceptual preferred landscape plan was developed by EDAW, Inc. The plan was approved by Town Council on February 5, 2007 (plan attached). The approved plan includes the fishing/observation pier. The funding is included in the grant for the *Mound House Landscape Restoration and Park Improvements II*. This grant is from the Tourist Development Council (TDC). Council has expressed a desire to review this element for possible revision.

- 2) Parking Lot: The property at 216 Connecticut Street is owned by the Town and is presently zoned residential. The Town envisioned using this lot as off-site parking for visitors to the Mound House. On June 9 and 10, 2009 the Town held public meetings to discuss various conceptual plans for the development of a parking lot. A final drawing (attached) was included in the landscape plan developed by EDAW, Inc. The approved landscape plan was presented to the Cultural and Environmental Learning Center Advisory Board (*CELCAB*). On January 28, 2010, the advisory board accepted the plan and subsequently referred it to the Town Council. The Council forwarded the plan to the LPA for review. The LPA on February 11, 2011 voted to take no action on the rezoning or parking lot development.

Staff is currently finalizing the details of an off-site parking agreement with the Baptist Church, located at the corner of Estero Blvd. and Connecticut Street. An administrative variance is required because the location exceeds the 750' limit from the Mound House location. Walter Fluegel, Community Development Director has provided a memo (attached) outlining the Mound House parking issues.

During the April 19, 2012 CELCAB Regular Meeting, Council Member Alan Mandel asked the Board to submit their recommendations on the following topics:

- parking issues
- fishing/observation pier
- grants
- work to still be accomplished
- grand opening plans

The CELCAB response is attached as submitted by Chair Barbara Hill on April 24, 2012.

- 3) Mound House Renovation: The remaining construction work to be completed on the Mound House property is under the direct supervision of Cathie Lewis, Public Works Director. The bid packet for the renovation of the Mound House is being prepared by the Public Works Department. We anticipate it will be advertised and ready for bid by the end of May.

The recent grant award from the Department of Cultural Affairs is available to the Town from July, 2012 to June, 2014 and is earmarked for the following projects:

- a. orientation theatre and gift shop on the first floor
- b. exhibit galleries and research room on the second floor
- c. fabrication and installation of interpretive exhibits in the gallery including wall panels, free standing kiosks, reading rails, artifact cases, tactile puzzles, audio components and a contemporary history photo archive

Staff has indicated a completion date of December 31, 2012 for the interior and exterior improvements of the home: wall, floor and ceiling finishes; handicap lift; lighting; plumbing; and, electrical. Work on installation of the furnishings, fixtures and displays will begin immediately following construction.

- 4) Shell Mound Exhibit: The shell mound exhibit was designed to highlight an archeological significant Calusa shell mound. The shell mound offers a glimpse into the past. "*Stories Beneath Our Feet: Explore a Calusa Mound*" mural design is complete and will be installed by July, 2012. The Florida Humanities Council provided a \$22,637 grant for the design, production and installation of this mural.

Certain finishing work is required: *(estimates for this work are being secured at this time and a funding source has not been identified for these components)*

- touch up painting
 - floor staining
 - synchronize the lighting and audio programs
- 5) Kayak Shed: The one story, 600 sq. ft. vented storage shed for kayaks sealed bid process began April 11, 2012 with a mandatory pre-bid meeting. The Bid Opening is scheduled for April 27, 2012. From Notice to Proceed to final review and completion of the project, we anticipate a 150 day schedule.
 - 6) Cultural Landscape and Landscape Signage: Additional attributes of the Mound House Restoration Project includes a landscape that by design and installation tells a story about the site through interactive sites. 68 educational panels and exterior estuarine habitat interpretive signs are currently under final review for text accuracy and will be placed out to bid by late June. This signage is to be located throughout the park. Funds remain in the original TDC grant (\$725,405) to pay for the development of the signage, as well as the historically correct landscaping materials and exotic weed control.
 - 7) Cultural Landscape Historically Appropriate Lighting: A lighting plan was developed in association with the historic preservation architects and landscape architects. Grant funds are not currently available for this enhancement. Friends of the Mound House and the Town initiated a joint campaign in December 2010 to raise funds for lighting. Friends have raised \$13,000 toward this project estimated at approximately \$45,000 to complete.

If I can provide any additional information, please contact me.

Item B - Mound House Project spreadsheet

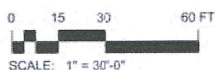
Fort Myers Beach Town Council
May 7, 2012 Work Session
Mound House Project

Date Issued	Grant/Funding	Agency	Project Description	Total	Projected Completion Date
10/01/08	402070	Tourist Development Council	MH Landscape Restoration & Park Improvements II	\$ 725,405.00	Pending Council Direction
			* invasive exotic plant control.		ongoing
			* interpretive signage development.		25-Sep-12
			* design/permitting of observation deck/fishing pier.		
03/01/10	GR-1209-3568-2169	Florida Humanities Council	Shell Mound Exhibit: Mural & Interpretive Panels	\$ 22,637.00	25-Jul-12
			* produce/install "Stories Beneath Our Feet: Explore a Calusa Mound" mural.		
10/01/10	L-319	West Coast Inland Navigation District	Estuary Explorations - Kayak Building & Kayaks	\$ 75,000.00	1-Oct-12
	Match	Town	* Match by Town for project management.	\$ 10,000.00	
			* Kayak storage building construction (\$49,000).	\$ 49,000.00	
			* Kayaks and equipment (\$16,000).	\$ 16,000.00	
			* Project/archeological site management and program materials.		
05/07/12		Dept. of Cultural Affairs	Finish Implementation of MH Exhibits	\$ 445,000.00	May 2012-May 2014
			* orientation theatre & gift shop on 1st floor.		Dec-12
			* exhibit galleries & research room on 2nd floor.		Dec-12
			* fabrication/installation of interpretive exhibits in gallery including wall panels, free standing kiosks, reading rails, artifact cases, tactile puzzles, audio components and a contemporary history photo archive interactive in research space.		May-13

Fort Myers Beach Town Council
May 7, 2012 Work Session
Mound House Project

	Match	Town	Resolution 10-17, July 12, 2010 approved cash match.	\$	
05/07/12	General Fund/CIP	Town of Fort Myers Beach	Unfunded House Projects Toward Completion		25-Aug-12
			* ceiling/wall touch-up painting.	Staff	
			* Floor staining.	Staff	
			* Floor lighting/purchase additional fixtures.		
			* Synchronize floor & ceiling lighting with audio.	Strong, Inc.	
			* Door/entranceway re-paint.	Staff	
			* Check conduit & all electrical systems.	All-Phase, Inc.	
05/05/12	General Fund/CIP	Town of Fort Myers Beach	216 Connecticut Street-Parking Lot Project		Pending Council Direction
			Public workshops/interviews conducted.		2008-2009
			CELCAB recommended review by LPA.		
			LPA did not take action.		
			Landscaped lot design provides parking 26 spaces.		Jan-10
			Baptist Church parking lot Use Agreement is currently being constructed.		Apr-12
			Administrative variance required due to this location exceeding 750' limit from Mound House.		May-12

Item C - Fishing/observation pier drawing



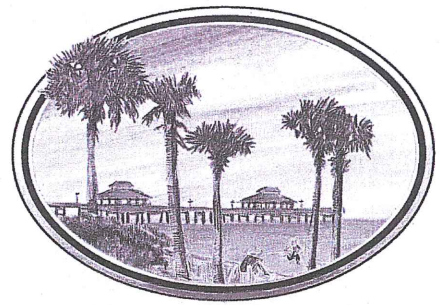
The Mound House
Town of Fort Myers Beach, Florida
Landscape Plan

Draft Preferred Concept
January 22nd, 2007

EDAW AECOM



Figure 7 – Preferred Concept Plan



Memorandum

To: Mayor and Council

Through: Terrance Stewart, Town Manager

From: Walter Fluegel, Community Development Director

Date: April 25, 2012

Re: Mound House Parking

A handwritten signature in dark ink, appearing to read 'W. Fluegel', is written over the 'From' line of the memorandum.

Prior to opening of the Mound House, adequate parking must be provided to meet the overall parking requirement. Since site constraints on the subject property limit the option of additional parking on the subject property, off-site parking will be required. Staff has identified three potential options for off-site parking:

1. 218 Connecticut Street- Complete the rezoning on 218 Connecticut Street to allow off-site parking for Mound House. The proposed rezoning was heard by the LPA on February 11, 2011 and met with substantial opposition from the neighborhood. Additional meetings with the neighborhood are recommended prior to proceeding with this option; or
2. Purchase adjacent property- Purchasing the adjacent parking would require an amendment to the Mound House CPD Zoning to incorporate that property for additional parking. This alternative has been met with resistance from the adjacent neighborhood, similar to the 216 Connecticut alternative; or
3. Joint Use Parking Agreement-Secure a Joint Use Parking Agreement with the church at the intersection of Connecticut and Estero Boulevard.

Town of Fort Myers Beach
Cultural and Environmental Learning Center Advisory Board
Five Mound House Pending and Proposed CIP projects
CELCAB Recommendations to Town Council

(1) Restoration of Mound House Interior

Recommendation: To complete by year end 2012, the interior restoration of the Mound House according to Florida's historic preservation standards, before embarking on the final stage of turning the Mound House into a historic museum. Funding provided through capital reserves.

(2) Final Adaptation of Mound House to Historic Museum

Recommendation: Cultural Facility State Grant 2012 Award: \$445,000 from the Florida Department of State Division of Cultural Affairs. Upon completion of the interior restoration, this grant enables the Town to adapt the restored Mound House to a historic museum. Based on the grant proposal, these restricted state funds are to be used specifically an orientation theatre, exhibit galleries; fabrication and installation of interpretive exhibits within galleries such as wall panels, free-standing kiosks, reading rails, artifact cases, audio components, tactile puzzles, gift shop, history photo archive. CELCAB reviewed and approved conceptual drawings for exhibit displays and interpretive signage, etc. from Synergy Design Group, a firm now out of business.

Note re: operations: Several years ago, an ad hoc committee provided a comprehensive report which addressed museum operations such as programming, staffing, volunteers, hours open to the public, admission fees and other sources of revenue and recommended that this should be a phased growth process.

(3) Observation Pier

Background: The management plan for Mound House, adopted by Town Council in 2000, included a dock to serve as an aquatic overlook and observation area for visitors and students as part of the educational experience, in accordance with the grant from the Florida Community Trust. In the fall of 2006, a preliminary draft of a landscaping plan, to include an observation pier, was developed with input from staff, CELCAB members, historic advisor Bill Grace, Garden Club members, and residents in attendance, including Marianne and Warren Babcock. In January 2007, landscape architect EDAW's David Saks presented the initial design concept to Town Council. EDAW's design concept for the landscaping master plan included a 2,520 sq. ft. observation pier feature "will provide a much-needed opportunity for school groups to have access to the water, in ways much safer than the current rip-rap bank provides." EDAW's conceptual plan was approved by Town Council in February 2007, and the DEP permitting process began. The Mound House landscaping, signage and observation pier was fully funded by a grant award from the Tourist Development Council in the amount of \$725,400, of which \$478,000 was designated for the pier. However, on December 21, 2009, the Town Council approved the landscaping master plan, with the provision that the pier be excluded.

Recommendation: CELCAB recommended that Town Council approve a modified plan for a smaller observation pier and allow this remaining portion of the TDC funded Mound House project to be completed.

(4) Off-Site Mound House Parking

(a) Baptist Church. Recommendation: CELCAB endorses the Council's pursuit to have access to the church parking lot, located on the corner of Estero and Connecticut, and recommends that the Town provide a shuttle to transport MH visitors. This solution is intended to provide an immediate, short-term, off-site solution to alleviate current on-site MH parking problems. Town will pay a fee to the Church for the use of this property.

(b) 216 Connecticut Street. Background: This vacant property was purchased by the Town in 2003 for use as off-site parking for the Mound House, as proposed by the 2000 management plan. Recommendation: CELCAB recommends the rezoning of 216 Connecticut St property as the long-term solution for Mound House off-site parking. June 9 and 10, 2009, three plans were presented by EDAW landscape architectural firm during CELCAB workshops, with public comment. Based on valuable input provided by adjacent neighbors, revisions were incorporated into the final version, with CELCAB voting to approve the revised landscape master plan for 216 Connecticut St, which provides parking for a total of 26 vehicles. This plan was presented at the public meeting January 28, 2010. Rezoning of this property from residential to CPD was required. LPA voted against rezoning this property. However, LPA never had the opportunity to review the final landscape master plan drawings nor were they informed that this property would be rezoned for the Mound House parking, exclusively as a one time use.

(c) Adjacent residential property. Recommendation: After careful review, CELCAB recommended in December 2011 that the Council not pursue the acquisition of this property for parking due to its prohibitive purchase price, cost of demolition of existing residence and limited parking options.

(5) Landscape Lighting

Recommendation: CELCAB voted to have exterior landscape lighting installed on the Mound House grounds at a cost of \$45,000. A fundraising campaign was initiated to provide funds for this project. To date, a total of \$13,000 has been contributed by the private sector through Friends of the Mound House and town staff. CELCAB recommends that staff and Town Council designate this as a CIP project in the next fiscal year, to provide the balance of funds necessary to implement this project.

Prepared by Barbara Hill, CELCAB Chair, April 25, 2012